



Plan Commission Minutes
March 2, 2020 at 7:00 p.m.
City Hall Council Chambers

Members Present: Messrs. Larsen, Granlund, Seymour, Pederson, Gragert and Brenholt
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie, Ivory, Pippenger and Ms. Ness

The meeting was chaired by Mr. Larsen

1. Rezoning (Z-1665-20) – TC-3 to C-3P

Site Plan (SP-2013) – Commercial Building – Kwik Trip

Mr. Petrie presented a request to recommend approval of rezoning the property from TC-3 to C-3P and to adopt the general development plan with a site plan for commercial building, for a Kwik Trip located at 3801 Gateway Drive. He noted that the proposed development is for a convenience store with fuel and a car wash. The store will be approximately 8,303 square foot in size with two driveways on Gateway Drive and a shared access with the existing Walmart parking lot.

No one spoke to this agenda item.

Ms. Christopherson moved to postpone this agenda item. Seconded by Mr. Pederson and motion carried.

2. Public Zoning (PZ-2002) – Carson Park Stadium Improvements

Mr. Ivory presented a request to approve site improvements for Carson Park Baseball Stadium bleacher and restroom renovations and other improvements. He noted that the current metal bleachers were constructed in 1964 and were built to be portable to be moved each year. In the spring, the bleachers are moved to the baseball stadium and then, they are moved to the football stadium located to the north. The bleachers have long been a safety concern as the area below the bench seats are open and could result in users falling through the bleachers to the ground.

Mr. Pippenger noted that the project will result in nine existing trees for the construction, which will be replanted within Carson Park. He spoke about the handicap accessible seating that will be added to the bleachers and the addition to a family restroom facility. This project was recommended approval by the Landmarks Commission and Waterways and Park Commission with the condition to include a family restroom within the project. This agenda item will be reviewed by Council at their March 9th meeting.

No one spoke to this agenda item.

Dr. Wolfgram moved to recommend approval of this project for Carson Park with the added condition of a gender neutral/family restroom with signage consistent with the gender-neutral restroom for Owen Park. Mr. Gragert seconded and motion carried.

3. Informational

A. 5-year Comprehensive Plan Review

Mr. Allen presented the Comprehensive Plan 5-year Review which is an opportunity to review and update the 2015 Comprehensive Plan. He noted that on the February 17th Plan Commission meeting that the primary focus of this review will be on Chapter 15 – Plan Implementation Plan. The Commission held a discussion about the process, which Chapters to update and moving forward. This will be an ongoing discussion with the Commission on future agendas.


B. Code Compliance Items. None.

C. Future Agenda Items. None.

D. Additions or Corrections to Minutes. None.

4. Minutes

The minutes of the meeting of February 17, 2020 were approved.


Terry Pederson, Secretary